



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 324 Dispur, Thursday, 5th May, 2022, 15th Vaisakha, 1944 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

DEPARTMENT OF HOUSING & URBAN AFFAIRS.

NOTIFICATION

The 29th March, 2022

No.UDD(T)150/2022/6— In exercise of the powers conferred by the section 9 and sub-section (1) of section 10 of the Assam Town & Country Planning Act, 1959 (as amended) and (Assam Act II of 1960) read with sub-rule (1) of Rules 3 of the Assam Town & Country Planning (Publication of Master Plan and Zoning Regulations) Rules 1962, the Governor of Assam is pleased to publish the following notice regarding the publication of the Draft Master Plan for Abhayapuri.

Notice for publication of the Draft Master Plan for Abhayapuri

1. It is notified that the Draft Master Plan for Abhayapuri prepared under section 9 of the Assam Town & Country Planning Act, 1959 (as amended) as described in the schedule below is here by published.
2. Any person or persons affected by the Draft Master Plan and the Regulation may submit their objections or opinions in writing to the Director of Town & Country Planning within two months from the date of publication.
3. The Draft Master Plan with all relevant papers and maps may be inspected free of cost during the office hours at the office of Director, Town & Country Planning,

Dispur, Guwahati-6, Assistant Director, Town & Country Planning, Dist Office – Bongaigaon, office of the Chairman, Abhayapuri Municipal Board & Abhayapuri Circle Office. Copy of the Draft Master Plan is available in the office of the Assistant Director, Town & Country Planning, Dist Office –Bongaigaon for sale on payment.

SCHEDULE

A. SITUATION AND AREA

District : Bongaigaon.
 Sub Division : North Salmara
 Approx Draft Master Plan area : 37.27
 Approx Municipal area : 4.74 Sq. Km.

B. DESCRIPTION OF THE BOUNDARY

North Village: Amtola, Deohati Pt-II, Bamungaon Pahar
 South Village: Amguri Pt-II, Piradhara Pt-II, Naysatra
 East Village: Uttar Salamara Pt-IV, Singimari Pt-I, Singimari Pt-II
 West Village: Behulapara, Rajabari Khowabill.

C. REVENUE AREA INCLUDED IN THE MASTER PLAN AREA OF ABHYAPURI

- a) Abhyapuri Town Committee area (11 wards)
 b) Revenue Circle and villages:-

REVENUE CIRCLES	VILLAGES
Srijangram Circle	1. Duramari, 2. Noldoba, 3.Kalobari, 4.Haripur, 5.Bowalimari, 6.Bamungaon Pt - I, 7. Bamungaon Pt - II, 8. Batabari Pt- I, 9.Batabari Pt-II, 10. Bhomapara, 11. Deohati -I, 12. Deohati -II, 13. Deohati-III, 14. Deohati Pt - IV, 15. Deohati Uttarpara, 16. Deohati Dakshinpara, 17. Barigaon Khudra, 18.Narikola, 19.Tapatari, 20.Tiknapara, 21. New Piradhara, 22.Dumuria Pt. – III

RAJESH PRASAD,

Principal Secretary to the Government of Assam,
 Department of Housing & Urban Affairs
 Dispur, Guwahati-6.

CHAPTER-1: INTRODUCTION

Abhyapuri is the Sub Divisional head quarter Town of North Salmara Sub Division under Bongaigaon District in the State of Assam. The Govt. of Assam declared North Salmara as Sub Division in the year 1983 with head quarter as Abhyapuri town. The Abhyapuri Town is one of the oldest historical town of Assam. The town is mainly in between the bank of River Kujia and Kalkura. The District head quarter Bongaigaon is at about 25 km. apart in the North west of the Town. The town is agriculture based town. The Abhyapuri Town Committee was formed in the year 1960 with 4 nos of wards with area measuring of 4.74 Sq. Km. The population of the town based on 2001 census is 14,671 with male 7571 and female 7100. The population accordingly increased to 15872 in the year 2011 as per Census of 2011.

Abhayapuri was the third capital (after 1897) of the Bijni kingdom that was established by king Bijit Narayan alias Chandra Narayan in 1671.

1.1 LOCATION ASPECTS

Abhyapuri is a town in Bongaigaon district and 21 km away from Bongaigaon city. It is the headquarters of North Salmara sub-division. It is surrounded by natural forests and hills, and is located on the National Highway 31, about 200 km west of Guwahati. Its nearest airport is at Guwahati. The town is at about 200 Km North West of Guwahati, Dispur the Capital of the State Assam.

1.2 PHYSICAL CHARACTERISTICS

The town is all most flat and level topography with maximum temperature of 30 degree celcius and minimum of 11 degree celcius. The two main river flow along the town are river kujia nad Kalkura connected to mighty river Brahmaputra.

CHAPTER-2 : POPULATION ANALYSIS

The growth and decay of any settlement is influenced by the nature and magnitude of functions discharged by the settlement; and its economics and social relationship with the hinterland. The settlement performs a certain set of functions, some of which are of local nature, whereas other have regional and national dimensions. Leaving aside functions of national and state importance, the change in the population of a city, unless some special stimulus are injected, are often correlated to the corresponding

change in the hinterland. A study of change in the population and its composition for such an area therefore enables to force the growth of the urban area during the period for which the Master Plan is envisaged.

2.1 GROWTH OF POPULATION

The population of Abhayapuri Master Plan area has been categorized into three components for analysis which are urban, rural and total master plan area population. The decadal growth of population of Abhayapuri Master Plan Area from 1961 to 2011 is shown in the table No.1. The population of the Master Plan Area has increased from 13,757 in 1961 to 46,376 in 2011.

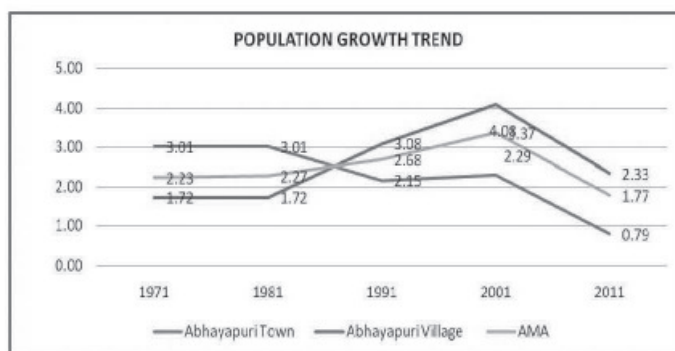


Fig: 1 Population Growth Trend

Table: 1 Decadal Growth Population

Year	Abhayapuri Town	Planning Area	AMA	CAGR	CAGR	CAGR
1961	5227	8530	13757	Abhayapuri Town	Planning Area	AMA
1971	7030	10115	17145	3.01	1.72	2.23
1981 ¹	9455	11995	21449	3.01	1.72	2.27
1991	11697	16245	27942	2.15	3.08	2.68
2001	14673	24234	38907	2.29	4.08	3.37
2011	15872	30504	46376	0.79	2.33	1.77

¹ No Census could be conducted in 1981. The 1981 population have been projected on the basis of 1961-71 CAGR and component method.

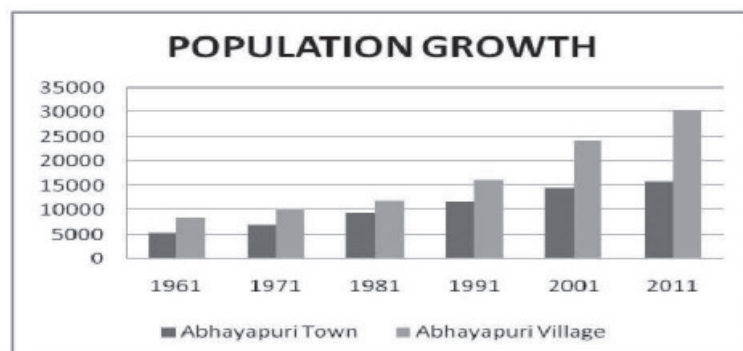


Fig 2: Population Growth

The population growth in the Abhayapuri Master Plan area is quite steady as the town has marginally experienced in migration. The growth trend is higher in the villages in comparison to the town which is a natural increase of population growth. Both the town and village areas have witnessed decline in population growth in the last decade.

2.2 DENSITY OF POPULATION

The density of population for Abhayapuri Masterplan area is 0.19 per acre in 2011.

2.3 SEX-RATIO

The sex ratio of Abhayapuri Master plan area is (992) higher than the state which is 958. The sex ratio in urban area is higher than the rural part of the master plan area. There has been a significant increase of sex ratio the last decade (2001-2011) which is 3.55. The higher number of female per thousand male in the master plan area envisage an equitable socio economic condition of the region.

	Urban Area			Planning Area excluding urban Area			Abhayapuri Master Plan Area			Percentage of Growth
Year	Male	Female	Female / 000 Male	Male	Female	Female /000 Male	Male	Female	Female /000 Male	AMP
2001	7579	7094	936	12273	11961	975	19852	19055	960	
2011	7936	7911	997	15310	15194	992	23246	23105	994	3.55

Table: 2 Sex ratio

2.5 OCCUPATIONAL STRUCTURE

The occupational structure of Abhayapuri Master Plan Area is shown in Table No. 3

Table: 2 AMA, Occupational Structure

Workers type	2001	%age	2011	%age	%age of Growth
Main Worker	9859	25.3	17553	28.2	78.0
Marginal Worker	1973	5.1	2315	3.7	17.3
Non Worker	27075	69.6	42330	68.1	56.3
Total	38907	100.0	62198	100.0	

The main worker of Abhayapuri Master Plan area accounts 25.3 %.There has been a significant growth in Main worker in between 2001 to 2011 which is 78 percent. Fig 2-3 & 2-4 gives a temporal variation of occupational structure of the Abhayapuri Master Plan Area.

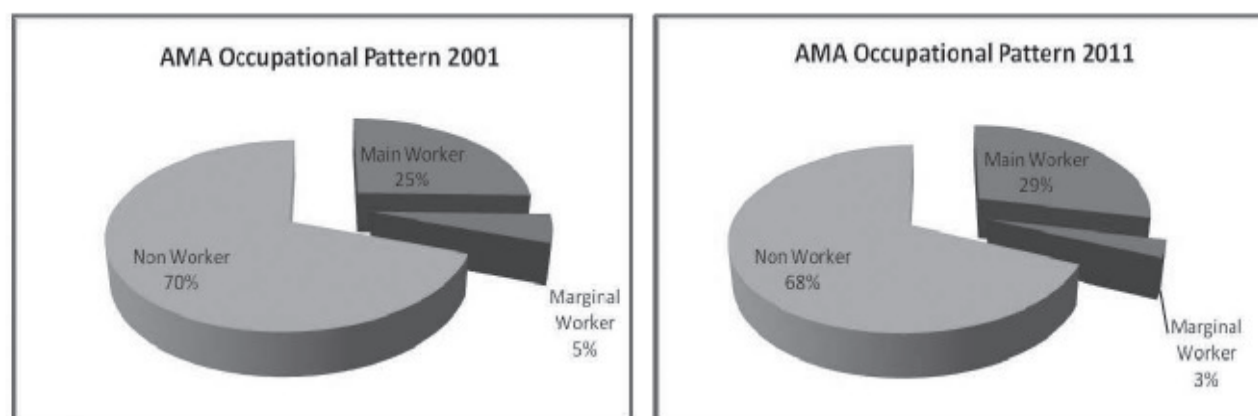


Fig: 3&4 AMA Occupational Patter 2001 &2011

2.6 POPULATION PROJECTION

Population projection exercise is one of the pre-requisite tasks in any city planning. Population of the BMA has been projected based on an assumed growth rate up to the horizon period. In most cases, the growth rates are arrived at by analyzing trends of natural growth rate of population. Having arrived at the growth rates and understanding the driving forces of such a growth rate, several statistical techniques such as arithmetic increase, geometric mean method, and component method, were applied to project population for BMA. Table 2.5 gives the population projections based on each of these methods. Table 2.6 gives the growth rates according to each method for AMA.

Table: 4 Population Projection based on Component Method

Projection By Component Method: Abhayapuri Town Area				
Year	Abhayapuri Town	CAGR	Year	Projected Pop
1991	11697		2011	15872
2001	14673	2.29	2021	17169
2011	15872	0.79	2031	18572
			2041	20090

Projection By Component Method: Abhayapuri Village (Planning Area excluding town Area)				
Year	Abhayapuri Village	CAGR	Year	Projected Pop
1991	16245		2011	30504
2001	24234	4.08	2021	38396
2011	30504	2.33	2031	48330
			2041	60835

Projection By Component Method : Abhayapuri Master Pan Area (AMA)				
Year	Abhayapuri MP	CAGR	Year	Projected Pop
1991	27942		2011	46376
2001	38907	3.37	2021	55279
2011	46376	1.77	2031	65891
			2041	78540

Table: 5 Population Projection based on Arithmetic Method

Projection By Arithmetic Method: Abhayapuri Town				
Year	Abhayapuri Town	Increase	Year	Projected Pop
1991	11697		2011	15872
2001	14673	2976	2021	17960
2011	15872	1199	2031	20047
Average Increase Per Decade		2088	2041	22088

Projection By Arithmetic Method : Abhayapuri Village (Planning Area excluding town Area)				
Year	Abhayapuri Village	Increase	Year	Projected Pop
1991	16245		2011	30504
2001	24234	7989	2021	37634
2011	30504	6270	2031	44763
Average Increase Per Decade		7130	2041	51893

Projection By Arithmetic Method : Abhayapuri Master Pan Area (AMA)				
Year	Abhayapuri MP	Increase	Year	Projected Pop
1991	27942		2011	46376
2001	38907	10965	2021	55593
2011	46376	7469	2031	64810
Average Increase Per Decade		9217	2041	74027

Table: 6 Population Projection based on Geometric Mean Method

Projection By Geometric Method : Abhayapuri Town				
Year	Abhayapuri Town	Growth Rate	Year	Projected Pop
1991	11697		2011	15872
2001	14673	0.02	2021	16085
2011	15872	0.01	2031	16302
Geometric Mean		0.01	2041	16521

Projection By Geometric Method : Abhayapuri Village (Planning Area excluding town Area)				
Year	Abhayapuri Village	Growth Rate	Year	Projected Pop
1991	16245		2011	30504
2001	24234	0.04	2021	31444
2011	30504	0.02	2031	32413
Geometric Mean		0.03	2041	33412

Projection By Geometric Method : Abhayapuri Master Pan Area (AMA)				
Year	Abhayapuri MP	Growth Rate	Year	Projected Pop
1991	27942		2011	46376
2001	38907	0.03	2021	47508
2011	46376	0.02	2031	48669
Geometric Mean		0.02	2041	49587

Keeping in view of different method of population projection, the component method of estimation has been taken in to consideration for a rationale growth of population which has been projected till 2031. The estimated population of Abhayapuri Master Plan Area by 2041 is 78540.

CHAPTER-3 : LANDUSE

Land-use planning leads to land-use regulation, which typically encompasses zoning. Zoning regulates the types of activities that can be accommodated on a given piece of land, as well as the amount of space devoted to those activities, and the ways that buildings may be situated and shaped.

The term “planning”, which relates to land use, is historically tied to the practice of zoning. Conventional zoning has not typically regarded the manner in which buildings relate to one another or the public spaces around them, but rather has provided a pragmatic system for mapping jurisdictions according to permitted land use.

Land use planning practices evolved as an attempt to overcome the urban settlement challenges. It engages citizens and policy-makers to plan for development with more intention, foresight, and community focus.

3.1 EXISTING LANDUSE ANALYSIS

Table: 7 AMA, Existing Land use

Land Use Type	Total Area (in Sq Km)	PC to Developed Area	PC to Total Area
Residential	15.73	69.4	42.2
Commercial	0.27	1.2	0.7
Public/Semi-public	2.62	11.6	7.0
Park/Open Space/Playground	0.58	2.6	1.6
Vacant Land	1.36	6.0	3.6
Road	1.58	7.0	4.2
Railway Track	0.53	2.3	1.4
Total Developed Area	22.67	100.00	60.8
Agriculture	12.44		33.4
River and Water body	2.08		5.6
Forest	0.08		0.2
Total	37.27		100.00

From the land use table it is seen that the residential land use has highest accounts of total land use and total developed area signifies that the master plan area has already experienced huge growth of population. The primary cause may be attributed to the influx of population from the adjoining areas. This results the thickness of density of population.

The master plan area has good share of agricultural land which accounts 33.4 percent of the total area. Hence there is ample scope of future development and also; it provides the opportunity of having sufficient open spaces in a planned developed area of the master plan.

3.2 MAJOR LANDUSE PATTERN

3.2.1 Residential

Residential land use covers is 69.4% of the total developed area and 42.2 % of the total land use. The major residential areas are concentrated around the main market of Abhayapuri Town. The growth of the residential pattern follows along the roads. Major concentration of residence of the master plan areas are Basantipara, Sidbari, Dharpur, Sahityasabha Road, Rajanipur, Lachit Nagar, Gitanagar, Nayapara, Raumari, Piradhara, Batabari etc. The Abhayapuri Main Market starting from SBI Office to Bus Stand and From the main Road to New Fish Market can be regarded as CBD (Central Business District). The CBD is characterised with mixed land use. The residential density has followed normal trend of urbanization which diminishes to the periphery from the core. The average building heights are maximum in the CBD depicting greater density and higher concentration of urban activities. Residential area has fewer numbers of recreational spaces. The residential complexes vary with different types from RRC, Assam Type in the core area and semi RCC in the periphery areas.

3.2.2 Commercial

The Commercial land use accounts for 0.28 sq km, which is 1.2 % of the developed area and 0.7 % of the total land use. The intensity of commercial activities is high in the central area. The major commercial activities spread in a linear fashion and stretch to a periphery of 2 to 3kms along the Deohati – Abhayapuri Main Road.

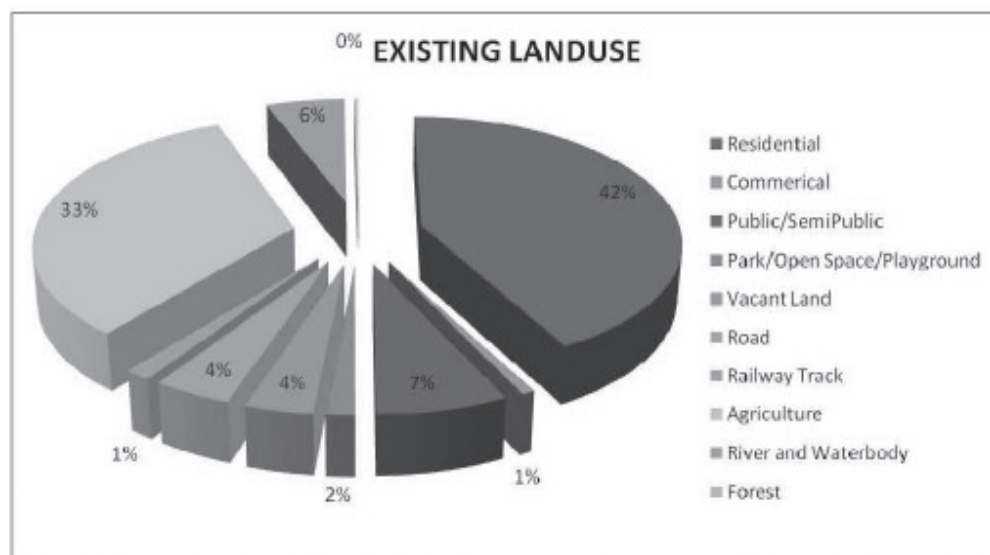
3.2.3 Public Semipublic

The land use on public and semi-public is 2.62 sq. km. accounting for 11.6 % of the total developed area and 7.0 % of the total land use. The land use under public- semi public component is higher than the commercial component. The main reason may be attributed as being one of the important sub division of Bongaigaon district and the existence of most of the sub-divisional offices.

3.2.4 Recreation

The Abhayapuri town is endowed beautiful natural recreational site in the outskirts of the town. The Kayakujia beel is natural water body providing natural respite to the city populace of Abhayapuri Town which may be taken in to consideration for development. The Master Plan area has total 0.58 sq. km of land under open space and parks and

play ground segment of the land use classification. The water body and river of the Master plan area accounts 2.08 sq. Km of land.



AMA Existing Land use

Fig: 5 Existing Landuse

CHAPTER-4 : TRAFFIC AND TRANSPORTATION

4.1 EXISTING TRANSPORTATION SYSTEM

Abhayapuri town is well connected with both road and railways. Abhayapuri Railway station is located within the master plan area. National Highway 37 is passing near the Master plan area which is connected by Abhayapuri Deohati Main road. The road network links the town with the district head-quarter of Abhayapuri and other towns of the district as well as the nearby district head-quarter of Goalpara, respectively. The State Highway-2 has passthrough the the main town which starting from NH-37 at Deohati moving toward Barpeta. This road has been acting as major movements of goods and services.

4.2 CIRCULATION PATTERN

There is not distinct hierarchy of roads in the Abhayapuri master plan area. The Town has both municipal road and the roads under PWD. In the rural part of the Master plan the existing roads are under PWD.

Table: 8 Road Details of AMA

Sl. No.	Road Type	Length (In KM)
1	Primary Road	25.04
2	Secondary Road	77.28
3	Tertiary Road	68.95
	Total	171.27

Source: Calculated by T&CP, Bongaigaon

4.3 TRAFFIC VOLUME

4.3.1 CLASSIFIED TRAFFIC VOLUME SURVEY

Traffic volume surveys are to be conducted along the major transport routes and at the major intersection. This would be carried out in order to generate idea about the traffic volume along the major routes and at the major intersections, the peak hour timing and the peak hour traffic and also the total day and the peak hour traffic composition.

Table: 9 Classified Traffic Volume Survey, AMA

Name of the Road	Fast Moving Vehicle					Slow Moving Vehicle			
	Car/Jeep	Bus	Truck/ Mini Truck	Scooter/ Motor cycle	Tempo/ Magic/ Auto	Rickshaw	Thela	Cycle	Total
Abhayapuri Higher Secondary point	56	7	278	1001	1001	91	40	794	3268
S.D.O. Civil office point	16	5	88	355	143	45	21	289	962
Bus stand point	22	0	18	173	43	34	7	265	562
Dharmapur chariali point	52	2	72	243	119	77	42	139	746
Total	146	14	456	1772	1306	247	110	1487	5538

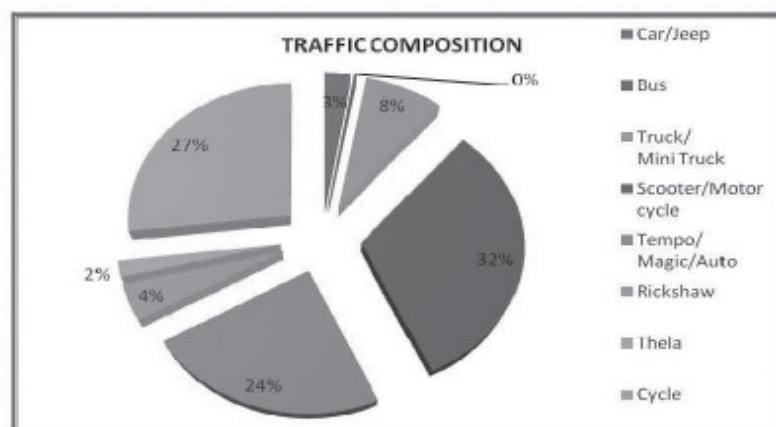


Fig: 6 AMA Traffic Composition

Among the fast moving vehicle the Auto/ Tempo and Tata magic car has highest number of composition. The reason is attributed to being the mode of main transit system in the town. The primary mode of communication between Abhayapuri and each nearby areas basically Bongaigaon district Head Quarter is Auto/ Tempo and Tata magic car. The number of bus operated within and around the town is quite negligible which needs to be upgraded.

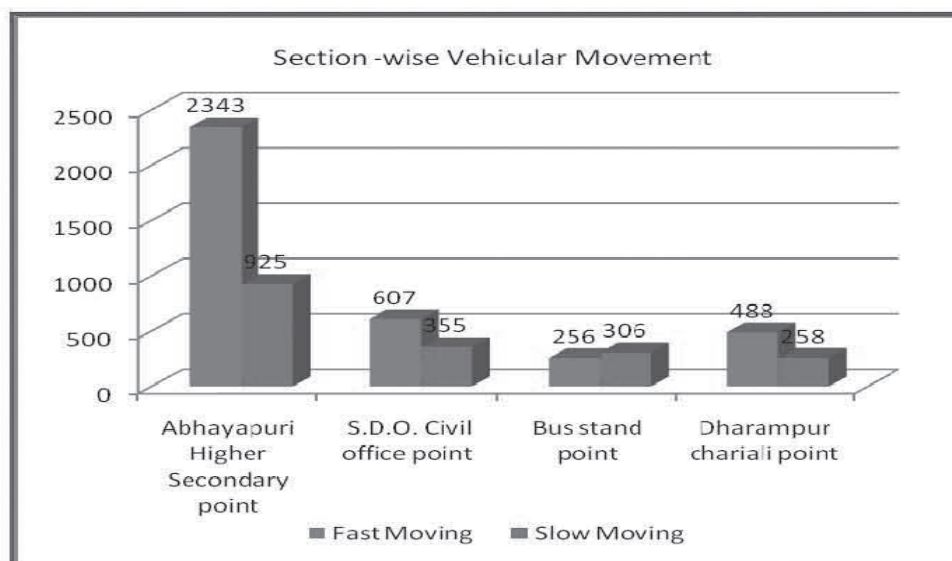


Fig: 7 AMA Section wise Vehicular Movement

Abhayapuri Higher Secondary Point has highest number of both fast moving and slow moving vehicular movement. The centrally located point has the road junction conglomerating six numbers of roads. Hence the points experiences higher intensity of vehicular movement.

The second point is SDO civil office point which is adjacent to the Abhayapuri Higher Secondary Point which experiences higher rate of vehicular movement after the First point. This point is the entrance to the most of the government institution including SDO Civil Office.

4.4 BUS STATION AND TRUCK TERMINUS

The Abhayapuri Town Committee Bus Stand provides parking facilities to all the vehicles used for daily inward and outward commuting. Though the bus stand is not in good shape; it has sufficient space to provide services for future growth of vehicle. It is required to develop the bus stand in full fledged manner. There is no truck terminus at Abhayapuri Town and the trucks do their loading and unloading on the road side itself.

There is no any on- street, off-street provision of parking in the city. The city has highly inadequacy of organized parking space for motorized vehicle. The cars are parked in the main road of the town creating congestion.

CHAPTER-5 : PHYSICAL INFRASTRUCTURE

5.1 WATER SUPPLY EXISTING STATUS:

The Assam Urban Water Supply and Sewerage Board (AUWSSB) and Abhayapuri Town Committee are involved in providing water supply in the Abhayapuri town partially. The details of water supply under AUWSSB are as follows.

Table: 10 Water Supply Details in Abhayapuri Town

SL. NO.	FEATURE	NUMBER	CAPACITY
1	Boring	2	200x150 mm dia
2	Aerator	1	100 mtr deep
3	Sedimentation Tank	1	640 cum
4	Filter House	1	44 sq mtr
5	Underground Swamps	1	75 cum
6	Overhead Tank	1	400 cum
7	Distribution pipeline		42 km to 516 km

Two zones (Zone 1- Ward No3, Zone 2- the rest of the town area) have been covered under service area for the water supply.

The working condition at the source is good. On the other hand the laying of distribution pipeline has not yet been completed in the bazaar area and from cinema hall to Dharmapur of Abhayapuri Town. In such case the project is not in the stage of covering the entire town. It is seen that initially total number of connection was given only to 11 numbers of household and subsequently it has been reduced to 6 which are operating at present. At present the ward number 3 of Zone 1 is covered but due to few numbers of connections the water supply has not been able to provide with full potential. For the rest of the area for water supply in the town, it is proposed to connect the supply water with Abhayapuri Town committee overhead tank for distribution of water. However for the execution of the work; the present condition of the distribution pipeline has to be verified.

The Abhayapuri town committee supplies water from its own source through its existing over head tank. At present the water supply has been at stand still.

5.2 NORMS OF WATER SUPPLY

Per capita water supply for designing of various schemes as suggested in "Manual on Water Supply and Treatment" of the Central Public Health Engineering Organization, Government of India is as follows:

- a) 70 lpcd for Towns provided with piped water supply but without sewerage system;
- b) 135 lpcd for Cities provided with piped water supply where sewerage system is existing/contemplated;
- c) 150 lpcd for Metropolitan and Mega Cities provided with piped water supply where sewerage system is existing/contemplated.

For Abhayapuri Master Plan Area 135 lpcd is assumed for water demand estimation keeping in view of partial existence of sewerage system or laying of complete sewerage system in future.

Table: 11 Projected Water Demand in different Units AMA for 2041

Unit	Places	Projected Population 2041	Gross Water Demand (in MLD) 2041
Abhayapuri Town	Ward No I, Ward No-II, Ward No-III, Ward No-IV	20090	2.17
Abhayapuri Village (Planning Area excluding Town area)	Deohati Dakhinpara, Deohati Uttarpara, Deohati Pt II, Bamungaon Pt I, Bamungaon Pt II, Borigaon, Kshudra Narikola, Deohati Pt I, Dumuria Pt II, Duramari, Naldoba, Haripur, Bhomapara, Bhomapara, Batabari, Kalbari, Bawalimari, New Piradhara, Piknapara, Tapattary	60835	6.57
Abhayapuri Master plan Area		78540	8.48

Source: Calculated By Town & Country Planning Assam, Dist Office Bongaigaon

5.3 DRAINAGE & SEWERAGE

There is no proper drainage network in Abhayapuri town. Drains are partially pucca and and the rest are kutcha. The existing drainage network of Abhayapuri town is mostly needs proper improvement in near future because of the growing demand. The town does not have a sewerage system. Households have their own septic tank with the tank effluent discharged directly into the roadside kutcha drain.

5.3.1 Details Of Exsting Drains

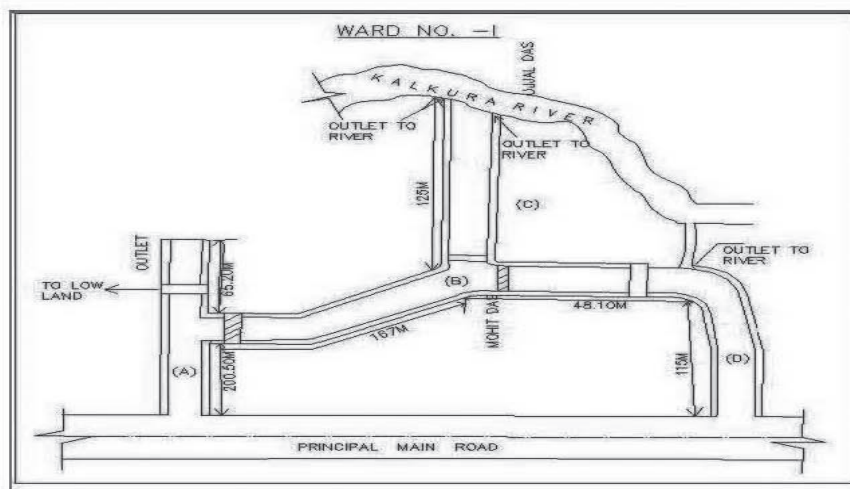


Fig: 8 WARD NO: I (PRINCIPAL MAIN ROAD)

Sl. No.		
1	Total length of drain	1441.60 m
2	Total length of Road along the drain	720.80 m
3	Problem Statement	No drain on both side of the principal main road to Basudev bigrah. Drain is shallow. Shalow and katcha outlet to river Kalkura.
4	Proposal	Construction of pucca drain.

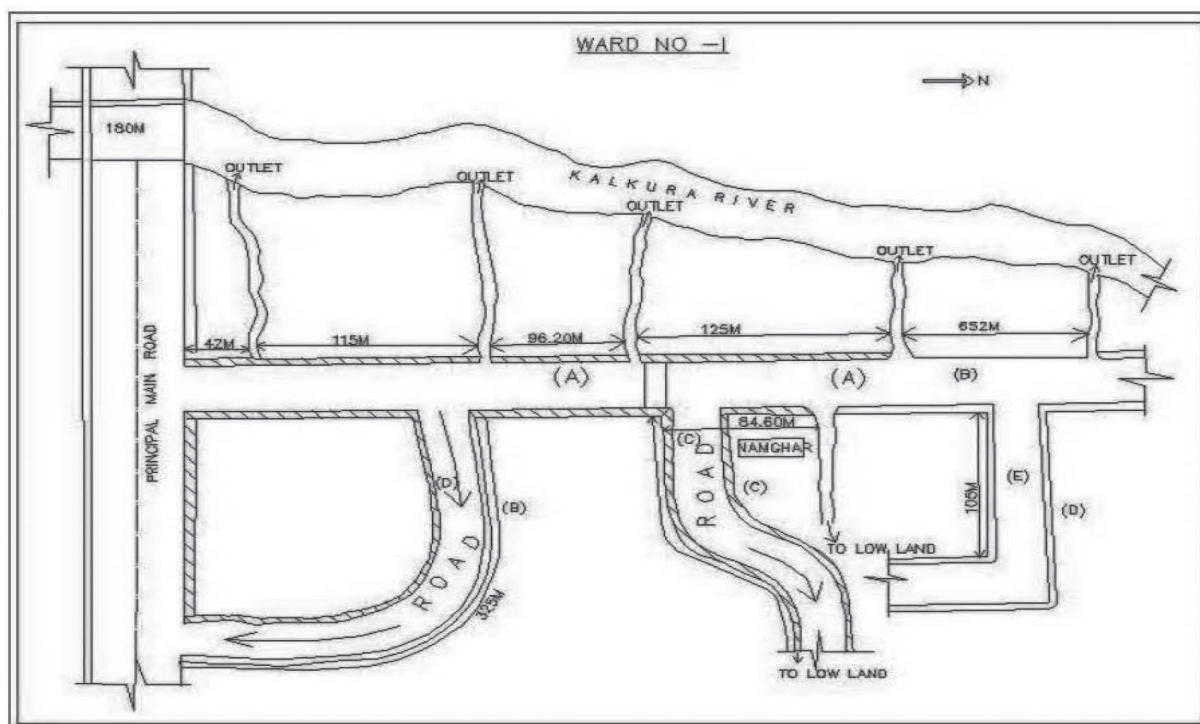


Fig: 9 WARD NO I (DHARMAPUR)

Sl. No.			Remarks
1	Total length of drain	735.00 m	2 Nos of culvert (humepipe)
2	Total length of Road along the drain	595.80 m	
3	Problem Statement	From house of Khagendra Ch Das to house of Bisendu Das no drain both the side. Katcha drain with no dressing.	
4	Proposal	Construction of pucca drain with length of 640.20 m. Construction of 2 nos culverts.	

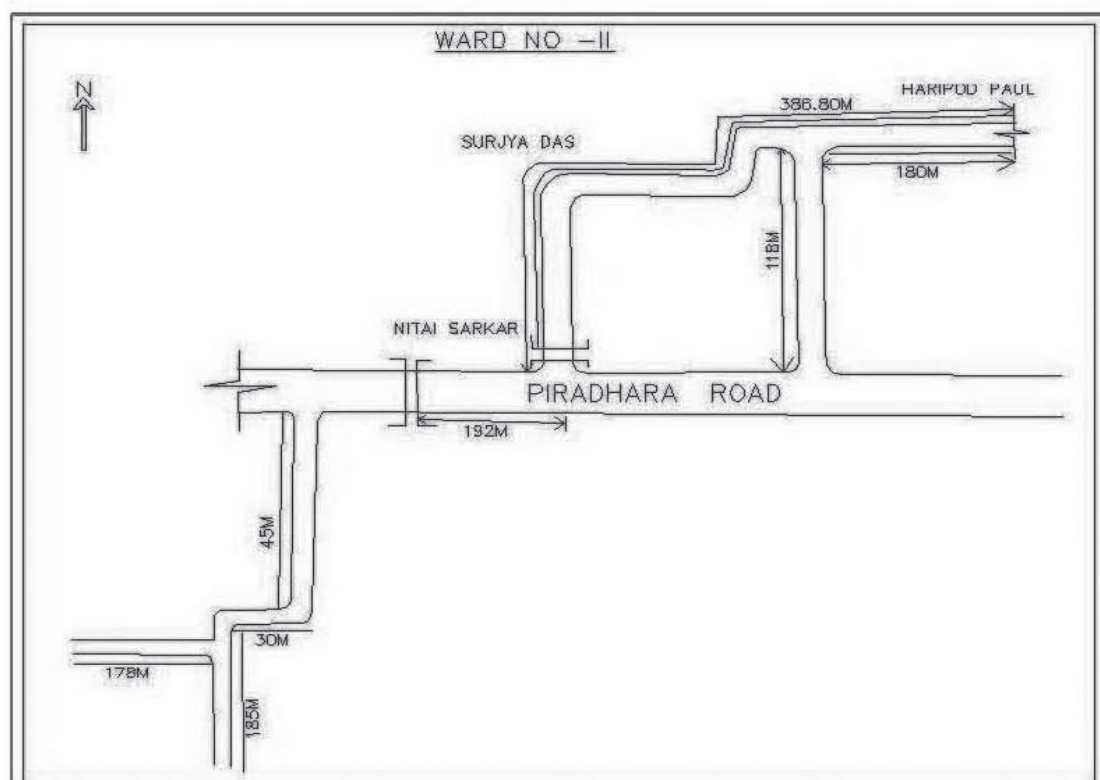


Fig: 10 WARD NO II

Sl. No		
1	Total length of drain	2700 m
2	Total length of Road along the drain	1376
3	Problem Statement	Pucca drains are damaged Incomplete drain
4	Proposal	Construction of pucca drain

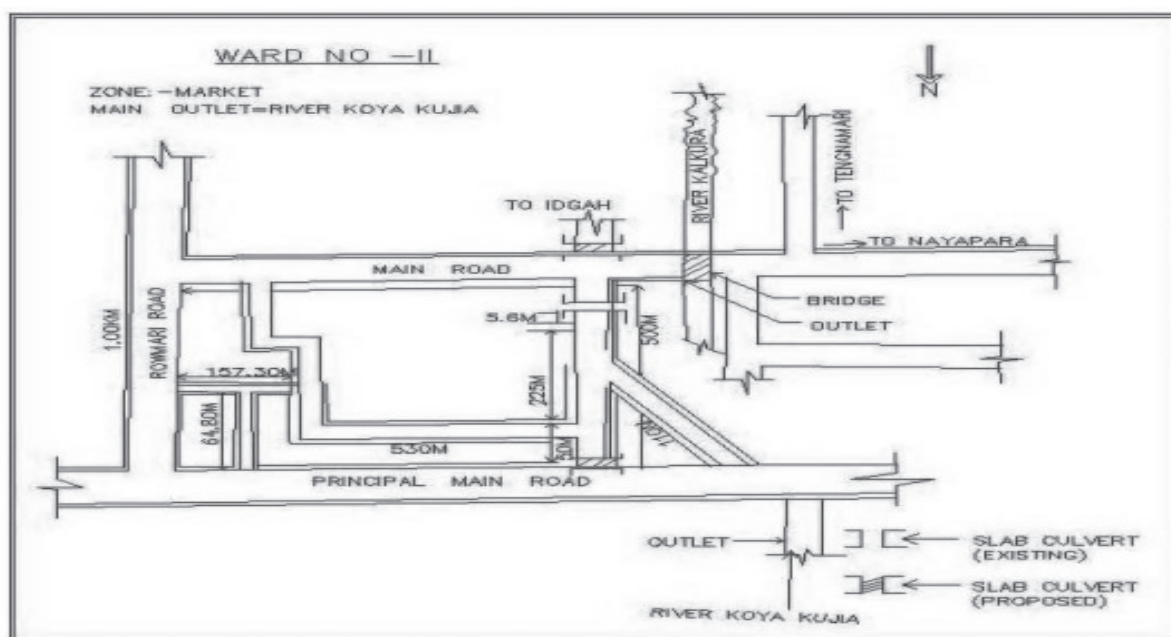


Fig. 11 WARD NO II (Market Area)

Sl No			Remarks
1	Total length of drain	1.82 km	Closed drain. 2 nos of outlet 4 nos of culverts.
2	Total length of Road along the drain	4.74 km	
3	Problem Statement	NIL	
4	Proposal	Additional construction of Pucca drain of 0.85 km. 2 nos of additional culverts.	

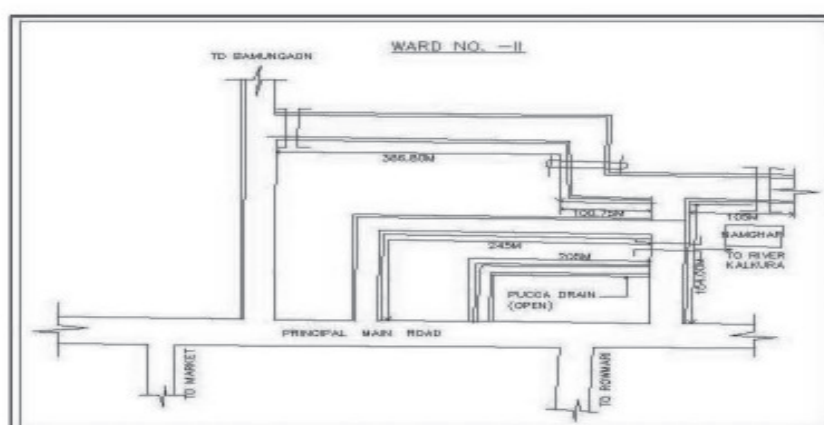


Fig. 12 WARD NO II (Market Area)

Sl.No		
1	Total length of drain	2392.70 m
2	Total length of Road along the drain	2392.7 m
3	Problem Statement	Damaged pucca drain Non dressing kachha drain
4	Proposal	Construction of Pucca drain

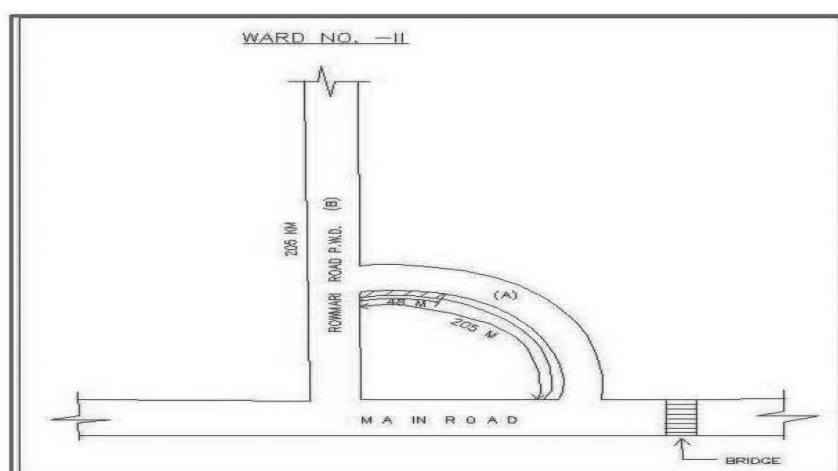


Fig: 13 WARD NO II (Rowmari PWD Road Drain)

Sl.No.		
	Total length of drain	205
	Total length of Road along the drain	2.05 km
	Problem Statement	NIL
	Proposal	4.8 m has to be newly constructed

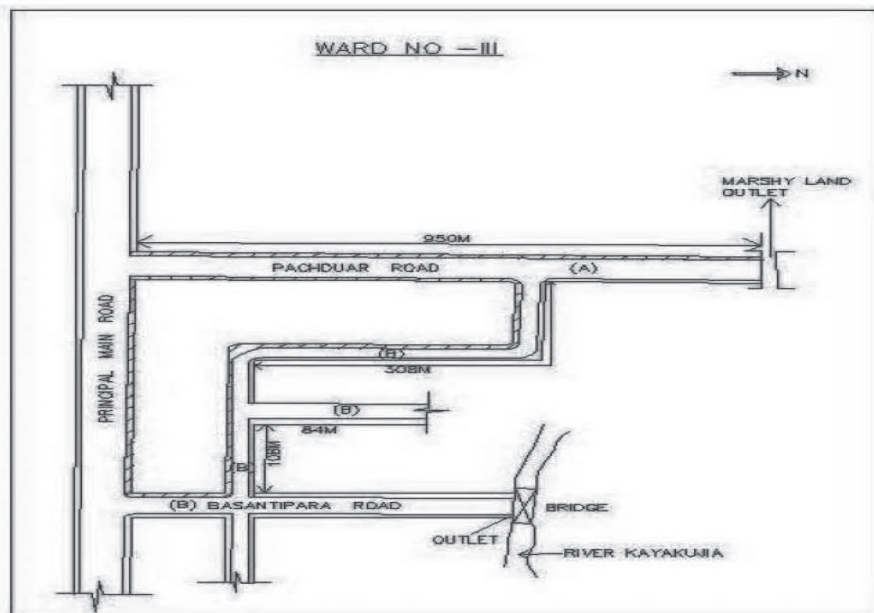


Fig: 14 WARD III (Pachduar road to Basantipara road area)

Sl. No.		
1	Total length of drain	2850 m
2	Total length of Road along the drain	1450 m
3	Problem Statement	Shallow drain
4	Proposal	Maintenance of drain

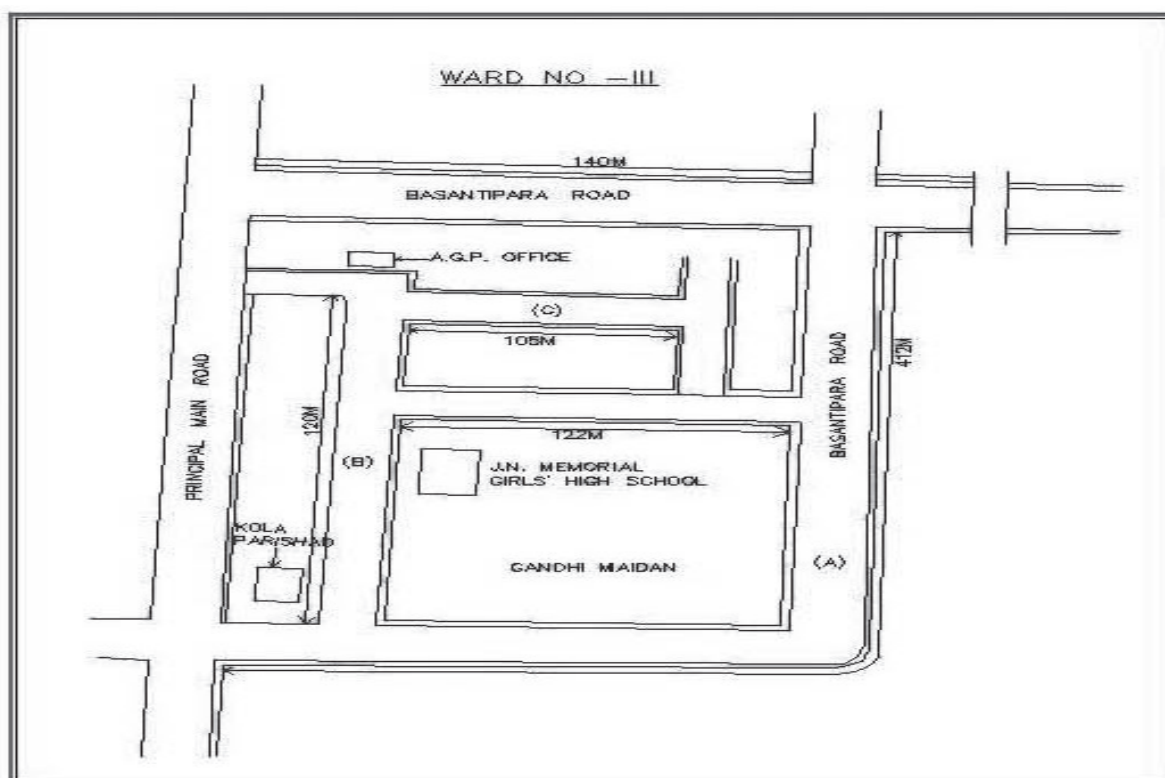


Fig. 15 WARD NO III (Principal main road to Basantipara road area)

Sl.No.		
1	Total length of drain	1690 m
2	Total length of Road along the drain	899 m
3	Problem Statement	Kaccha drain drain
4	Proposal	Drain is on one side of the road only.

5.4 PROJECTED WASTEWATER GENERATION

As per CPHEO guide line the entire water of a community should normally contribute to the total flow in a sanitary sewer. However, the observed Dry Weather Flow quantities usually are slightly less than the per capita water consumption, since some water is lost in evaporation, seepage in to ground, leakage etc. In arid regions, mean sewage flows may be as little as 40 percent of water consumption. In well developed areas, flows may be as high as 90% due to industrial wastes, changed water use habits etc. Generally 80% of the water supply may be expected to reach the sewer unless there is data available to the contrary.

Considering the various aspects of the guide line, the per capita wastewater generation for Abhayapuri Master Plan Area is estimated as 80% of the projected water supply. Unit wise discharge of the wastewater is given in the Table

Table: 12 Wastewater Generation, AMA

Unit	Places	Projected Population 2041	Generated Waste Water Demand in MLD) 2031
Abhayapuri Town	Ward No I, Ward No-II, Ward No-III, Ward No-IV	20090	2.01
Abhayapuri Village	Deohati Dakhinpara, Deohati Uttarpara, Deohati Pt II, Bamungaon Pt I, Bamungaon Pt II, Borigaon, Kshudra Narikola, Deohati Pt I, Dumuria Pt II, Duramari, Naldoba, Haripur, Bhomapara, Bhomapara, Batabari, Kalbari, Bawalimari, New Piradhara, Piknapara, Tapattary	60835	5.22
Abhayapuri Masterplan Area		78540	7.12

5.5 SOLID WASTE MANAGEMENT

The major source of waste generation in the town is household wastes produce, commercial establishments, hotels and restaurants, daily market and weekly market's residues etc. Abhayapuri town committee is primarily responsible for garbage collection, transportation and disposition. The town committee collects garbage by one tractor and by Thellas from different collection point. At present there is no designated dumping ground for the town committee for which dumping of wastes has become a matter of concerned. The collection of garbage is presently 60 to 70 percent of the total generation per day. The garbage is disposed at undesigned disposal site.

There are total 40 numbers of dustbins out of which 24 numbers are operating in the town areas and remaining 16 numbers are kept in stock of the town committee for future use. More over Abhayapuri town committee has total 10 numbers handcart for collection and disposal of garbage.

Forecasting waste quantities in the future is as difficult as it is in predicting changes of waste composition. The factors promoting change in waste composition are equally relevant to changes in waste generation.

For purposes of project identification, where an indication of service level must be estimated and data from the project preparation stage have not yet been developed, the following municipal refuse generation rates are suggested by the CPHEO manual on municipal solid waste management.

Residential refuse:	0.3 to 0.6 kg/cap/day
Commercial refuse:	0.1 to 0.2 kg/cap/day
Street sweepings:	0.05 to 0.2 kg/cap/day
Institutional refuse:	0.05 to 0.2 kg/cap/day

As per the manual on SWM, by NEERI, 1996 mentioned in the Manual on CPHEO, the Average per capita value (kg/capita/day) of solid waste generation by a city having population range of 1 lakh to 5 lakh is 0.21. On the basis of this the solid waste of Abhayapuri Master Plan area has calculated in the following table.

Table: 13 Projection of Solid waste Generation, Town Area

Year	Actual/Projected Population of BMA	Estimated Generation	
		Kg/Day/Person	MT/Day
2001	14673	0.21	3.1
2011	15872	0.21	3.3
2021	17169	0.21	3.6
2031	18572	0.21	3.9
2041	20090	0.21	4.2

Table: 14 Projection of Solid waste Generation, AMA

Year	Actual/Projected Population of BMA	Estimated Generation	
		Kg/Day/Person	MT/Day
2001	34305	0.21	8.2
2011	40837	0.21	9.7
2021	48613	0.21	11.6
2031	57869	0.21	13.8
2041	78540	0.21	16.5

CHAPTER-6 : SOCIAL INFRASTRUCTURE

6.1 COMMUNITY FACILITIES

Table: 15 Educational Institution Status, AMA

Sl. No.	Standard	Total No of Institutions	Total No of Students	No. of Teacher	Student Teacher Ratio
1	L.P.	16	1691	65	26:1
2	M.E.	3	447	37	12:1
3	H.S.+ M.E.	1	255	41	6:1
4	Girls H.S.	1	289	22	13:1
5	E.G.S.	4	196	12	16:1
6	J.B.S.	2	114	6	19:1
7	H.S.	13	2567	229	11:1
8	HSS /Junior College (Govt/ Pvt.)	4	1492	92	16:1
9	College	1	670	38	18:1

(Source: Inspector of school& SSA)

The Abhayapuri town has good amount of academic institutes. Many private academic institutes are also coming up looking at the growing demand. The table above gives an insight of the educational institutes of the Master plan area.

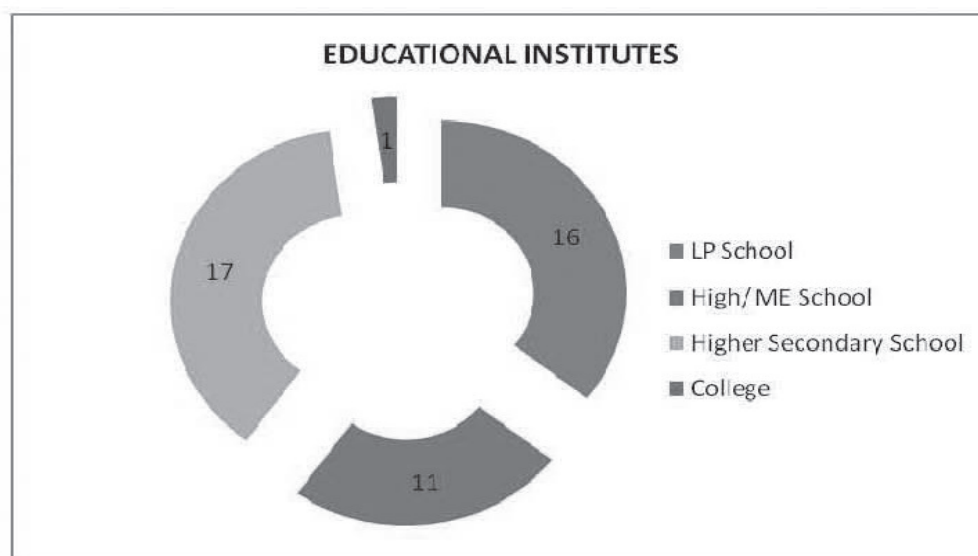


Figure 16: BMA Educational Facility

6.2 NORMS FOR PROVISION OF SCHOOL LEVEL EDUCATIONAL FACILITIES

The Urban Development and Plan Formulation and Implementation guide lines provide the following norms for setting educational facility according to requirement of the population and level of enrolment.

Table: 16 Norms for School Level Educational Facility

Sl. No.	Educational Facility	Pop/Unit (approx)	Strength
1	Pre-primary School	2500	250
2	Primary School(I-V)	3,000-5,000	500
3	Senior Secondary School(VI-XII)	7,500	1000
4	College	1.25	1000-1500

Source: UDRPFI Guide Line.

On the basis of the norm provided in the Table 7.2 the requirement of educational facilities for the Abhayapuri Master Plan area has been chalked out for the projected population year of 2031.

Table: 17 BMA, Estimated School Level Educational Facility

Sl. No.	Educational Facility	Existing Number	Estimated Requirement (Year 2041)
1	Pre-primary School	..	23
2	Primary School(I-V)	16	19
3	Senior Secondary School(VI-XII)	28	7
4	College	1	.....

Source: UDRPFI Guide Line.

Though the existing number of educational institute in the Abhayapuri Master plan area are more than the required number given by the URDPFI guide line actually the strength intake of the institute are lesser as per the given criteria. Hence more number of educational institute will be required. More over the service area of the institutes are beyond the Master Plan boundary.

6.3 HEALTH

The following table gives the present scenario of health facilities in the Abhayapuri Master Plan areas.

Table: 18 Hospital Status, AMA

Sl. No.	Name of Hospital	No of Hospital	Total No. of Doctor	No. of Bed	Average per day patient treated	
					Indoor	outdoor
1	Abhayapuri CHC (FRU)	1	9	30	6	100
2	Abhayapuri S/D	1	2	-	-	55
3	North Salmara S/D	1	2	-	-	30
4	Dumerguri MPHC	1	2	-	-	90

Source: Joint Director of Health Service: Bongaigaon

The health facility is not adequate for the Abhayapuri Master Plan Area. As per URDPFI norm the total requirement of health infrastructure for the year of 2031 there will be requirement of one Intermediate Hospital (200 beds) per one lakh population, one intermediate hospital (80 beds) per one lakh population, one nursing home per one lakh population and 3 numbers of dispensaries for an estimated population of 57,869 for the Greater Abhayapuri area.

CHAPTER-7 : HOUSING AND SLUM

7.1 HOUSING CONDITION: ANALYSIS OF EXISTING HOUSING STOCK A.M.A

Table: 19 AMA, Building Permission of Different Types of House 2016-17

Types of Buildings	Residential	Commercial	Total
R.C.C	29	5	34
Assam Type	38	6	44
Others	3	1	4
Total	70	12	82

Source: Abhayapuri Town Committee

As per the data collected from Abhayapuri Town Committee the total building permission for the year 2016-17 is 82.

It is seen that residential buildings are coming at large scale within the city. On the other hand the type of construction of building is mostly Assam type both in residential and commercial segment which is a common characteristic in the medium level town of Assam.

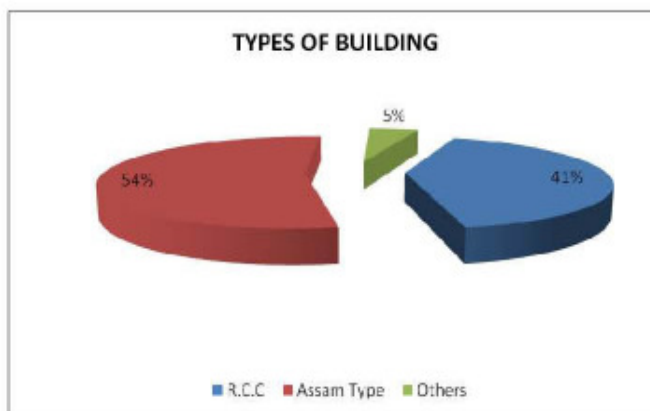


Fig: 17 Types of Building

Table: 20 AMA, Household and PC of Growth

	2001			2011			Percentage Growth (2001 to 2011)
	Popula tion	Number Of HH	Person Per HH	Popula tion	Number Of HH	Person Per HH	
AMA	38907	7705	5.05	46376	10090	4.60	35.0
Urban Area	14673	2961	4.96	15872	3563	4.45	20.3
Rural Area	24234	4744	5.11	30504	6527	4.67	46.2

Source: Census of India 2001, 2011

It is seen from the table that the growth of household has increased significantly which is 35.0 percent. On the other hand the number of per person household has decreased from 5.05 to 4.60. The per-person household rate has seen a decreasing trend both in rural and urban areas of the master plan.

7.2 HOUSEHOLD ESTIMATION

The household for the projected year 2031 has been estimated with an average size of 4.60 which is 14436,163 against the population of 65,891.

Table: 21 Estimated Households for 2021, 2031

Year	Estimated House Hold		
	AMA	Town Area	Village
2011	10090	3563	6637
2021	12027	3735	8354
2031	14336	4041	10515
2041	17088	4510	13017

Source: Calculated By Town & Country Planning Assam, Dist Office Bongaigaon

7.3 SLUM

7.3.1 Introduction

The term 'slum' used is the general context to describe a wide range of low-income settlements and/or poor human living conditions. These inadequate housing conditions exemplify the variety of manifestations of poverty as defined in the Programme of Action

adopted at the World Summit for Social Development. 'Slum', at its simplest, is 'a heavily populated urban area characterized by substandard housing and squalor'. This definition encapsulates the essential characteristics of slums: high densities and low standards of housing (structure and services), and 'squalor'. The first two criteria are physical and spatial, while the third is social and behavioural

7.3.2 Definition of Slum

Urban slums are usually understood as places where conditions of housing fall much below the general standards of living. There is no common and authoritative definition of slum. The definition of slum is dynamic and area specific. Many attempts have been made to define a slum by different Indian states and organizations. The definition varies based on the parameters adopted to identify a slum. Some of the definition given to categorise slums are given below:

Definition 1: For the purpose of the survey in 1993 and 2002, NSSO adopted the definition of slums as "A slum is a compact settlement with a collection of poorly built tenements, mostly of temporarily nature, crowded together usually with inadequate sanitary and drinking water facilities in unhygienic conditions. Such an area, for the purpose of this survey, was considered as "non notified slum" if at least 20 households

lived in that area. Areas notified as slums by the respective municipalities, corporations, local bodies or development authorities are treated as “notified slums”.

Definition 2: UN-HABITAT defines “A slum is a contiguous settlement where the inhabitants are characterized as having inadequate housing and basic services. A slum is often not recognized and addressed by the public authorities as an integral or equal part of the city.” Slum households as a group of individuals living under the same roof that lack one or more of the condition listed below:

- i. Insecure residential status;
- ii. Inadequate access to safe water;
- iii. Inadequate access to sanitation and other infrastructure;
- iv. Poor structural quality of housing;
- v. Overcrowding.

Definition 3: As per the Slum Areas (Improvement and Clearance) Act, 1956 of the Government of India, those areas where buildings are unfit for human habitation or are by reason of dilapidation, overcrowding, faulty arrangement and design of such buildings, narrowness or faulty arrangement of streets, lack of ventilation, light or sanitation facilities, or any combination of these factors, are detrimental to safety, health or morals may be considered as slum areas.

Definition 4: The definition of slum for Rajiv Awas Yojana is as per the definition of the Dr. Pronab Sen Committee Report on Slum Statistics/Census i.e. “A slum is a compact settlement of at least 20 households with a collection of poorly built tenements, mostly of temporary nature, crowded together usually with inadequate sanitary and drinking water facilities in unhygienic conditions” for all States except the North Eastern and Special Category States. In these States compact settlements of 10-15 households having the same characteristics as above would be considered as slums.”

Definition 5: Census of India and PMAY (U) guidelines defines slum as “a compact area of at least 300 populations or about 60-70 households of poorly built congested tenements, in unhygienic environment usually with inadequate infrastructure and lacking in proper sanitary and drinking water facilities”.

Based on the above definitions, an attempt has been made under PMAY-U Assam, to identify each and every slum like habitat present within the city, which configure with any of the above mentioned definitions.

7.4 SLUM PROFILE

7.4.1 *Basic Infrastructure in the slums*

Housing condition in Slum: Houses are in worst and dilapidated condition. The Houses are made of mud mortar and mud blocks with country tiles or covered with the polythene sheets. In average most of the houses have one room for the entire family without toilets.

Roads and pavements : The slum pockets identified by the AMB area are located well within the Municipality Boundary. Roads and small culverts have been constructed by the municipality in the last few decades. 60% roads have been Kutchha and 40% are Pucca roads but the concept of pavement is absent in most of the slums

Table: 22 Slums, Abhayapuri Municipal Area

Sl.No.	Name of Slum	Ward No.	Notified/Non Notified	No. Of household
1	Sashan basti (shibpur)	3	Non Notified	75
2	Ghorapara	3	Non Notified	52
3	Suraj nagar (gafur basti)	4	Non Notified	45
4	Sashan Basti (Tengnamari)	4	Non Notified	50
5	Horizon Colony	4	Non Notified	31

Electricity: All the slum pockets have electricity. The street lighting is partially available in the slum pockets. 20% households have taken legal electricity connection and rests have connected unauthorized. It is also observed that the 50% slums are surrounded by the good localities having high level of infrastructure facilities

Storm Water Drain : Water logging is a major reason for poor level of drainage system. The slum dwellers are the main victims and are living in most vulnerable conditions with flood during rainy season. The storm water drains in the slum pockets have made in piece meal basis. Approximately 30% area in slum pockets has been covered with storm water drains.

However where drains are available those drains are never been cleaned and because of which the drains are choked

Water Supply : The drinking water is provided through hand pumps in most of the slum pockets. Water logging is seen near the hand pumps due to absence of proper drainage.

Sewerage : There is no sewerage system in the Abhayapuri town but open drainage is common.

Open Spaces : There are no parks and open spaces in the slums. The slums have the open spaces and tend to be encroached by the slum dwellers. The open spaces lying

idle in the slum pockets could be developed as a parks, open spaces and could also be used for development of the community assets like community centre, animal shelter, rickshaw parking, livelihood centre as per the requirement of the slum pockets

CHAPTER-8 : PROPOSED LAND USED PLAN

Table: 23 Proposed land use

Sl. No.	Land use type	Area (In Sq Km)	Total Proposed Land use (In Sq Km) (Existing + Proposed)
1	Residential Existing	15.49	---
2	Residential Proposed	4.26	19.75
3	Commercial	0.26	---
4	Commercial Proposed	0.85	1.11
5	Public Semi Public	2.54	---
6	Public Semi Public Proposed	0.60	3.14
7	Industrial Proposed	1.04	1.04
8	Agriculture	7.12	7.12
9	Parks/Open Space/Play Ground	0.33	---
10	Parks/Open Space/Play Ground Proposed	0.51	0.84
11	Forest	0.08	0.08
12	River and Water body	2.07	2.07
13	Railway Track	0.53	0.53
14	Roads	1.58	1.58
	Total	37.26	37.26

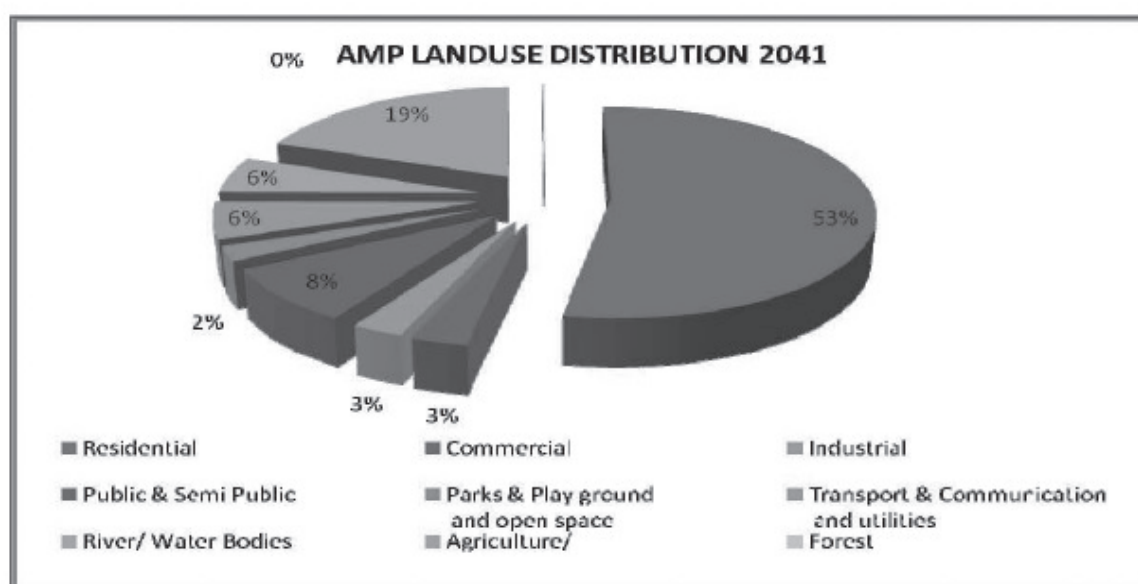


Fig: 18 AMP Land use Distribution 2041

Table: 24 Land use Distribution AMA

Land use	UDRPFI Norms	Area in Sq KM	PC to Develop area	PC to Total area	Area in Hectare	Land in Hectare allocation per 1000 Population
Residential	45-50	19.75	70.6	53.01	1975	25.15
Commercial	2 to3	1.11	4.0	2.98	111	1.41
Industrial	8 to 10	1.04	3.7	2.79	104	1.32
Public & Semi Public	6 to 8	3.14	11.2	8.43	314	4.00
Parks & Play ground and open space	12 to 14	0.84	3.0	2.25	84	1.07
Transport & Communication and utilities	10 to 12	2.11	7.5	5.66	211	2.69
		27.99	100.0	.....	2799	0.0
River/ Water Bodies	.....	2.07	.....	5.56	207	0.0
Agriculture	.....	7.12	.....	19.11	712	0.0
Forest		0.08		0.21	8	0.0
Total		37.26	100.0	100.0	3726	35.64

Source: Calculated By Town & Country Planning Assam, Dist Office Bongaigaon

The Land Use Plan – 2041 for AMA has been prepared considering:

- i) Accommodating existing and future development.
- ii) Improvement of existing condition of AMA and to develop the urban structure with a population of 65,891 by 2031.
- iii) Proposing need based infrastructural facilities.
- iv) Ensuring orderly transport network for easy accessibility of people and smooth movement of goods and services
- v) Restructuring of land uses based on sectoral studies.
- vi) Setting up of zoning regulation on the proposed land use basis for controlled growth and development of economic activity and maintaining and upgrading quality of life.

The proposed land use plan has been prepared taking into consideration the minimum dislocation of existing land uses inter – relating the highest order of activities with planning areas and establishing home work place relationship. The plan prepared will determinate a physical base for massive new growth through a major programme of land acquisition and Installation of infrastructures.

a) Residential use

The proposed land use is 19.75 sq km out of which 15.49 sq km is existing and additional 4.26 sq km is proposed. Residential land-use accounts 70.6 percent of the total developed area. Further the residential area has been divided into high, medium and low density zone based on the locational aspect and the nature of spatial settlement spread.

b) Commercial use

The commercial areas of Abhayapuri town are in linear pattern which have been developed along the major market road. Total proposed commercial area of the Abhayapuri master plan is 1.11 sq km out of which 0.26 is existing and 0.85 is newly proposed. 4.0 percent of the total developed is accounted by proposed commercial land use of the Master plan.

Shopping centre, Market complex and vending zone is proposed in the commercial land use areas of the master plan with adequate parking facilities.

c) Industrial use

1.04 sq km has been allocated to the Industrial land use of the Abhayapuri master plan area which accounts 3.7 percent of the developed area of Abhayapuri Master Plan. Further the proposed industrial land use has been classified into two zones which are heavy industrial zone and light industrial zone. The heavy industries zone has been allocated 0.16 sq. Km and the light industrial zone is 0.72 sq km. The National High 37 is in the vicinity of both the industrial zones. This will enable the different vehicles to access to area to load and unload goods.

d) Public And Semi Public Use

3.14 sq km area has been proposed under public and semi public land use category which accounts 11.2 percent of the total developed area of the master plan. Out of the total redistributed land use; 2.24 is existing and 0.60 is proposed. The public and semi-public land use has been earmarked for new institutional complex to cater to the social infrastructure of the Greater Abhayapuri master plan area.

CHAPTER-9 : PROPOSED RANSPORTATION PLAN

9.1 CITY ROAD NETWORK

The Abhayapuri Masterplan 2041 recommends to develop a hierarchy based arterial road network system comprising primary arterial, sub-arterial and collector roads. The main functional roads recommended are:

- City Radials/Axial
- Alternative Corridors
- All Purpose Roads in Central Area

No specific road network has been designed as the condition of the present roads need to be taken care of and after a period of five years a fresh plan has to be taken up for this alternative network to improve the transportation system.

9.2 PROPOSED ROAD NETWORK

No such road network has been proposed except betterment has been recommended. Black topping and a minimum of 7.5 meter ROW need to be maintained at all levels while preparing the Local area plan. By preparing LAP, macro level details will be met up , rather taking the entire town pattern at the outset.

9.3 THE EXISTING ROADS

The existing roads are proposed to be upgraded in terms of ROW, capacity and other geometrics. The new roads need to be planned and designed for a higher level of service from their entry into BRMP to their meeting with the CBD orbital Road. Within the core area the roads will lose their characteristics and are to be developed as all-purpose roads. The primary arterial roads have a ROW varying between 15 to 30 m. In addition the city level roads comprise sub-arterial roads (10.5 - 18 m RoW), and collector roads (7.5-10 m R/W).

9.4 IMPROVEMENT OF INTERSECTIONS

The transport system plan includes improvement of intersection geometrics including provision of channelisers, acceleration/deceleration lanes, traffic signs, lighting etc and provision of appropriate traffic control systems. It is recommended that all the major intersections, especially those on the arterial and sub-arterials be signalised.

The proposed intersection to be developed are mentioned below:-

- a) Deohati Point.
- b) Abhayapuri College Point
- c) Cinema Hall Point
- d) Rajiv Bhawan Point
- e) Dharmapur Point



Fig: 19, 20, 21 & 22 Proposed Cinema Hall, Deohati, Rajiv Bhawan, ABhayapuri College etc Intersection for Development

9.5 PEDESTRIAN FACILITIES

Walking is a predominant mode in the town. The transport system plan promotes and facilitates walking. The main strategies and measures proposed as part of the plan are as under:

- Provision of sidewalks on primary arterials, sub-arterials and collectors on both sides of the road and on at least one side on local roads
- Cross pedestrian facilities to be provided as per the warrants recommended by Indian Roads Congress.
- Sidewalks on all the major roads to be designed for level of service "C"
- Improvement measures in terms of pedestrian controlled facilities at intersections, grade separators and widening of sidewalks in the Central Area and along major corridors

9.6 PARKING PROPOSAL

Every vehicle trip ends in a demand for parking of the vehicle at its trip ends. The parking of vehicles needs extensive and exclusive land area. Otherwise parking would spill over to other use areas like road carriageway and footpaths, open spaces. In turn they affect safety and environmental quality.

The escalating demand and varied needs of parking in the town area can only be met and organized in the framework of a comprehensive Parking Policy. Parking policy needs to move from 'non-restrictive' to 'restrictive' policy. 'Restrictive' policy would include from banning of parking to restricted provision, regulation and pricing of parking spaces.

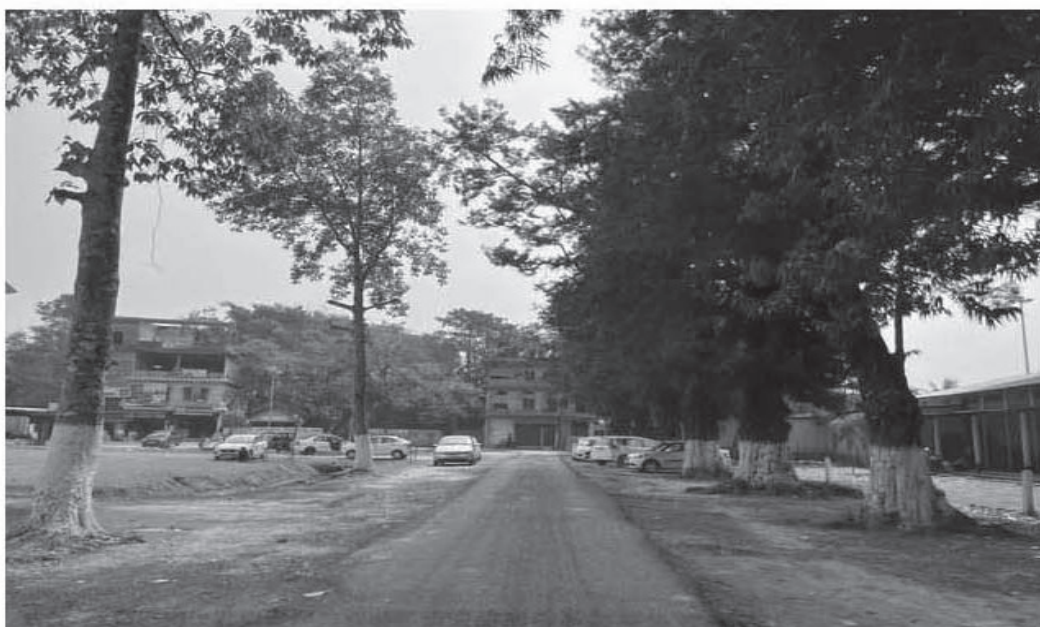


Fig: 23 Proposed Car Parking

The existing Taxi Stand near Gandhi- Maiden has been proposed to be developed as parking stand four-wheeler and Two wheelers. The maintenance of the projects is proposed to be done by the Abhayapuri Urban Local Body by leveraging suitable user fee.

9.7 LANE MARKINGS AND SIGNAGE

- All on-street parking spaces need to be clearly defined by lane markings.
- Adequate and appropriate signage's to be installed at all places on the street network to identify 'parking' and 'no parking' areas.
- Off-street parking places to be clearly identified by signs and distinguishing marks.

9.8 PROPOSED BUS STAND

A multi storied Bus-Stand has been proposed in the existing Abhayapuri Bus-Stand land along with commercial space and parking facilities for other three and four wheeler.

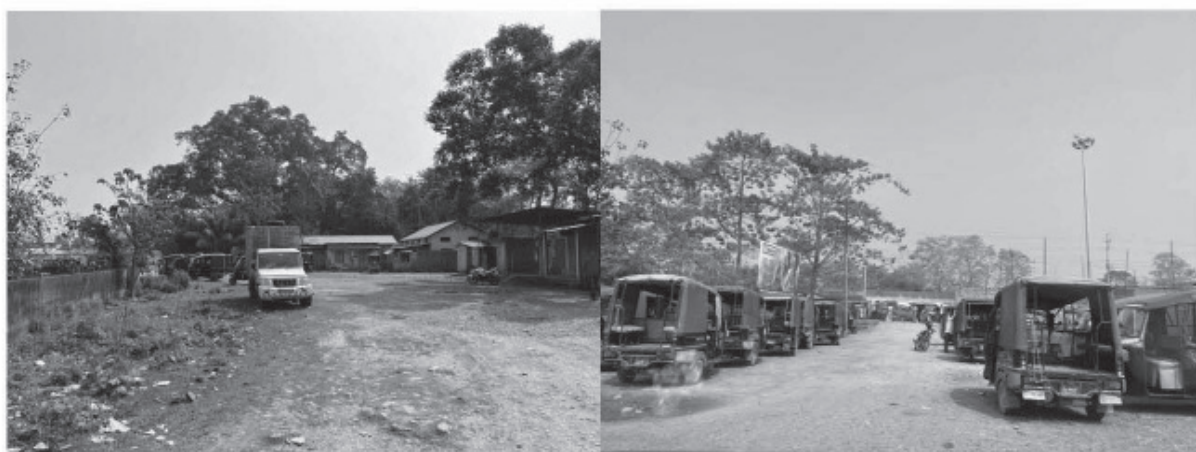


Fig: 24&25 Proposed Bus Stand

9.9 PROPOSED BYE-PASS ROAD

State Highway-2 passing through the Abhayapuri town has been the spine of all activities for the town. The maximum pressure in terms of vehicular movement along with commuting in different forms have over stressed the the corridor in that stretch.

To reduce the over dependency, traffic contestation and free movement of long commuting vehicle along with increase of free flow of movement of goods and services two numbers of bypass road have been proposed.

- a. Proposed alternative road Assam Oil towards Village Barigaon with a length of 6.5 km.
- b. Proposed alternative road from Abhishek Motors to Kalbarai Village with a length of 7 Km.

Both the road will start from the SH-2 and end with SH-2 with left and right respectively thus the bypass will create a ring-road for the Abhayapuri Town. The proposed bypass roads have been earmarked in the Transportation Map.

CHAPTER-10 : CITY BEAUTIFICATION PLAN

The sub components of the Proposed City beautification plan are as follow:

- a. Facade renovation: It is s generally one exterior side of a building, usually the front. It is intended to restructure the commercial establishments along the main road of Abhayapuri town in to similar architectural design and colour. Every establishment along the main road will be accounted. The small commercial kiosks or shops are also proposed to give a common architectural design.

- b. Children's traffic park at Children Park Abhayapuri: A traffic park or children's traffic park is a park in which children can learn the rules of the road.

Traffic parks are frequently created as an attraction within a larger park. In other cases, they are single-use parks and often small in scale.

Children are allowed to use bicycles or pedal-powered cars to navigate the streets and operate according to traffic laws. Typically, traffic parks are scaled-down versions of real street networks, with the lane and street-width proportional to the smaller vehicles. Often they include operating traffic signals and during busy times are even staffed with traffic police.

One of the intentions of the traffic park is to improve awareness of traffic safety among school-aged children. Many traffic parks enable children to gain hands-on experience crossing streets and with bicycle or other pedestrian safety challenges in a highly controlled environment devoid of actual motor vehicles.

- c. Walking zone around the Gandhi Maiden Field.
- d. Footpath: Footpath or sidewalk is a portion of the street reserved only for pedestrian. It is proposed to provide walk able, clean, colorful and safe pedestrians free from encroachment and utility obstruction along the main road from Circuit House point to Dhramapur Turning point.
- e. Cycle track: Cycle tracks are reserved portion of the street only for cyclists. These are essential components of wide streets which safeguard cyclists from fast moving vehicles and encourage the use of cycles. Cycle track is proposed along the proposed Bypass Road of the Masterplan.

10.1 PLAN IMPLEMENTATION

10.1.1 *Zoning Plan*

Zoning means the method of accomplishing a suitable arrangement of different land use components of a town. Although it is an integral part of the overall plan yet it does not mean the only arrangement. Good zoning ensures right use of available land. In order to achieve the goals and objectives of the plan a zoning plan is prepared

earmarking different use areas with suitable boundaries. This Zoning plan should be read in conjunction with the land use plan and zoning regulations appended herewith.

10.1.2 Zoning Regulations

Zoning Regulations play a very important role in controlling and promoting urban development and redevelopment in rational lines. They are also useful in limiting urban growth and in a broader sense can also be used for laying down broad directives in regional plan. Zoning regulations form an integral part of any Master Plan and these have been used extensively to control development of urban areas.

Zoning Regulations have been widely accepted as legal instrument of control and promotion of development and in fact it is the Zoning regulation that an ordinary developer comes into contact with while undertaking the development within the framework of any Master Plan. Thus, these regulations can do a great service in portraying the intension of the Master Plan and promotion its objectives.

Zoning Regulations would help in controlling density of development and land use in each zone in appropriate manner. Zoning Regulations for Abhayapuri Master Plan Area will follow the uniform zoning regulation as approved and notified by the Government vide No.226, Dispur the 16th December, 2000 published in the Assam Gazette Extra-Ordinary on 16th December, 2000.

10.2 PLAN ADMINISTRATION

The Master Plan and Zoning Regulation for Abhayapuri as presented here contains the broad policies and programmes for improvement and development of greater Abhayapuri area up to the year 2041. The administration of this plan from its initiation to the realization will be carried out within the frame work of the Assam Town & Country Planning Act, of 1956 as amended from time to time.

The Town & Country Planning Organization of the State Government besides preparation of the Master Plan and zoning Regulation for Abhayapuri will provide necessary guidance by rendering technical advice and by arranging proper scrutiny of the development schemes so as to ensure that the proposed development of Abhayapuri conform to the proposals contained in the Master Plan and Zoning Regulations.

Section 8 of Assam Town & Country Planning Act, 1959 empowers the Government to constitute a Development Authority for the Abhayapuri Master Plan area for enforcement control and implementation of development proposals as envisages in the

Abhayapuri Master Plan. As per Section 13 of the same act all development to be undertaken within the Abhayapuri Master Plan area will be subjected to technical scrutiny and approval from the development authority so as to conform with the Master Plan.

10.3 FISCAL PLAN

There may be some changes of this Draft Master Plan for Abhayapuri and therefore, no fiscal plan has been worked out at this stage. The final Master Plan when completed would provide a basis for preparation of five yearly development programmes and yearly fiscal plans for implementation.

10.4 CONCLUSION

Planning is a continuous process and the preparation of plan implies its actual translation into reality. The Master Plan for Greater Abhayapuri is not just a land use classification elaboration but a vision document to make Abhayapuri a more sustainable city. Community participation in decision making process in the implementation of the Master Plan will make it a success.

